



59.1 sqm / 635.9 sqft

Garage and driveway

386 sqm / 0.09 acres

1930's

Semi-detached bungalow

EPC - E / 49

2 bed, 1 recep, 1 bath

Council tax band - C

Shirley Road

A two bedroom, semi-detached bungalow located in a superb central village location and within walking distance of all local amenities. It has potential to develop and extend to the side, rear and into the roof space (STP) with a large plot and rear garden extending to 386 sqm / 0.09 acres. No chain.



Guide Price
£425,000



An exceptional opportunity to acquire a bungalow within the central part of the village if you need ground floor living. The property stands in its original format with the addition of a garden room/conservatory, providing a blank canvass to modernise, renovate and extend to your needs and or imagination. The plot and structure offers many possibilities subject to the necessary planning consents;

The property comprises of an entrance hall, a sitting room with the original tiled open fireplace, garden room/conservatory with views and access to the rear garden. The kitchen fitted with a basic range of units with space for appliances.

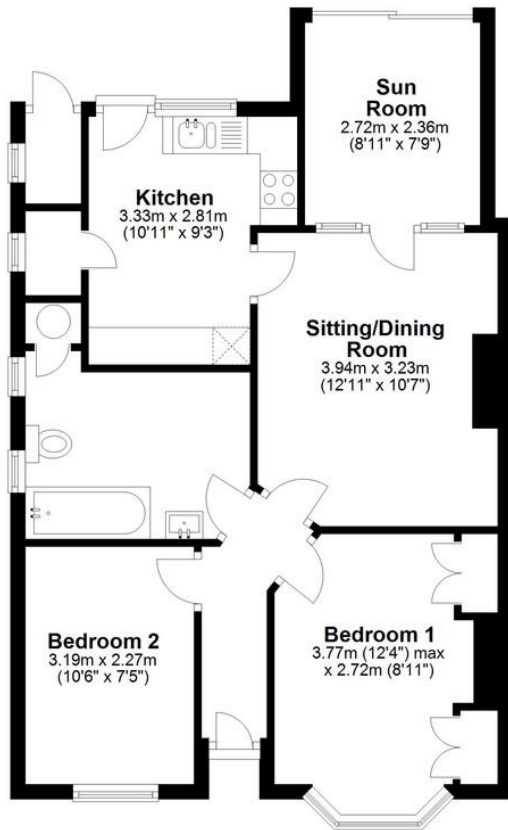
There are two good sized bedrooms to the front of the property and a generously sized bathroom fitted with a white three-piece suite.

Outside, the frontage has a picket fence, a small lawn area and a driveway providing off street parking and access to the garage and rear garden. The rear garden is substantial in length measuring approximately 30m / 98ft and is predominantly laid to lawn providing a blank canvas for any keen gardener or anyone needing that extra space for a growing family.



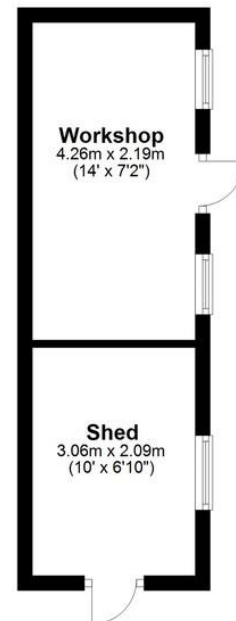
Ground Floor

Approx. 59.1 sq. metres (635.9 sq. feet)



Garden

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 59.1 sq. metres (635.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

Total area:
Approx. 59 sqm
(636 sqft)



Histon is widely acknowledged as being one of the most highly sought-after villages north of the city. The village sits just 3 miles from Cambridge City Centre and is within easy reach of many transport links including the A14/M11 road networks, Cambridge North Railway Station and the Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes. Waterbeach Railway Station is also a short drive from the village.

Histon boasts many local facilities including excellent schooling for all ages from pre-school to sixth form. Good local shopping is available and there is a regular bus service to Cambridge, the Citi 8.

Pedestrians, cyclists and horse riders benefit from a bridleway running all the way from Cambridge Science Park to St. Ives along the route of the Guided Busway. Girton Golf Club is also within a few minutes' drive.

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